

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from Residential use zone -2 (R2) to Manufacturing use in Sy.Nos.61/E, 61/AA, 63/E/1, 63/E/2, 64/A/2, 64/AA/2/1, 64/EE, 61/E/1, 64/AA of Manoharabad (V), Manoharabad (M), Medak District to the net extent of 14182.68 Sq.Mts for setting up unit with Line of Manufacture as "Plastic Pipe" applied by M/s. Sri Parameshwari Rice Industry under 'Green' category under TG-iPASS - Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 121**

**Dated: 09-09-2024  
Read the following:-**

- From the M.C., HMDA Lr.No.SML0040544116053/CLU/TS-iPASS/Plg /HMDA/2023, Dated:05.08.2023.
2. From the M.C., HMDA Lr.No.SML0040544116053/CLU/TS-iPASS/Plg /HMDA/2023, Dated:11.08.2023 addressed to the Commr., Printing.
  3. From the M.C., HMDA Lr.No.SML0040544116053/CLU/TS-iPASS/Plg / HMDA/2023, Dated:13.09.2023 & 04.11.2023.
  4. Minutes of the CLU Committee meeting held on 15.03.2024.

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**ORDER:**

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2<sup>nd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.156-A Dated:11.08.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.17,01,922/- through Transaction No.FCM-2310256721N2, dt:26.10.2023 and Rs.29,824/- towards interest as conversion charges vide Challan No.1890, dt.01.11.2023 to the Commissioner of Industries through TG-iPASS online. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos.61/E, 61/AA, 63/E/1, 63/E/2, 64/A/2, 64/AA/2/1, 64/EE, 61/E/1, 64/AA of Manoharabad (V), Manoharabad (M), Medak District measuring net extent of 14182.68 Sq.Mts, which is presently earmarked for Residential use zone -2 (R2) in the Notified Master Plan MDP-2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as manufacturing use for setting up unit with Line of Manufacture as "Plastic Pipe" under 'Green' Category, **subject to the following conditions:**

(P.T.O)

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- a) A full-fledged, functional STP / ETP shall be established as per PCB norms. The ETP should be part of project & to be built prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented & shall comply with all conditions laid by PCB.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA, dt:24.01.2013 and their subsequent amendments.
- c) The applicant has to handover road affected area under 75.00 Mts wide proposed road to an extent of 47.45 Sq.Mts to the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The applicant has to leave 3.00 Mtrs Green buffer strip along the site in order to segregate industrial activity from the other use activities & shall provide green buffer as per PCB norms.
- e) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant shall form BT surface road before coming for Occupancy Certificate from HMDA.
- i) The applicant as well as lessee is wholly responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- j) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area, if any, covered within the applicant site.
- k) CLU shall not be used as proof of any title of the land.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- n) The applicant shall follow the conditions mentioned in NOC issued by the Irrigation Department vide Lr.No.SE/IC/Medak/DEE-T/69/H, Dt. 12.05.2023 & Revenue Department vide Lr.No.D1/635/2023, Dt. 19.05.2023.

#### **SCHEDULE OF BOUNDARIES**

North : Sy.Nos.61/P,60/P of Manoharabad(V) & Sy.No.123/P of Ramaypalli (V)  
South : Sy.Nos.63/P, 61/P of Manoharabad (V)  
East : Sy.Nos.64/P, 63/P of Manoharabad (V)  
West : Sy.Nos.61/P, 64/P & 63/P of Manoharabad (V), & Existing 60.00 Mts wide road (Proposed 75.00 Mts Master Plan Road).

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Medak District.  
Sf /Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**